



EXTENDED TWO BEDROOM
SEMI DETACHED VILLA

MONOBLOCK DRIVEWAY

DINING KITCHEN WITH PATIO
DOORS LEADING TO GARDEN

DOUBLE BEDROOMS

Archerhill Road, Glasgow, G13 3YZ

EVE Property are delighted to present to the market this extended two-bedroom semi-detached villa, ideally located on the highly sought-after Archerhill Road. Occupying a generous plot with a monoblock driveway and private rear gardens, this well-proportioned home is sure to appeal to a wide range of buyers looking to settle in the area. Early viewing is highly recommended.

Offers Over £185,000



Property Description

Positioned among similarly styled homes, this impressive property is generously proportioned and thoughtfully upgraded with high-quality fixtures and finishes. Notable features include a rear extension creating a spacious dining kitchen, a modern downstairs shower room, oak flooring, and matching internal doors throughout. Tucked away in a peaceful setting, the home offers a quiet retreat while remaining conveniently close to local amenities and excellent transport links - ideal for modern living. Additionally, the property boasts a substantial attic space, offering outstanding potential for conversion into an extra room, subject to the necessary planning permissions and consents.

Upon entering via a welcoming cherrywood-effect UPVC door, you are greeted by a bright lower hallway with access to the lounge and staircase to the upper level. The spacious lounge features a large picture window offering open views to the front, an electric fire with surround, and a generous under-stair storage cupboard. A doorway leads directly into the impressive rear kitchen.



The kitchen has been extended to create a stunning south-facing space, bathed in natural light from skylights and patio doors leading to the rear garden. Fitted with classic oak cabinets, sleek black worktops, metro-tiled splashbacks, and spot lighting, this stylish kitchen is both functional and attractive. It also benefits from a double electric oven, gas hob, and space with plumbing for a washing machine, tumble dryer, and fridge freezer. A spacious open-plan area at the rear provides the perfect setting for dining and entertaining.

Off the kitchen, you'll find a modern shower room complete with a shower enclosure, vanity unit with sink,



and potential to add a toilet (subject to relevant consents).

Upstairs, there are two well-proportioned double bedrooms, both with open views. The master bedroom includes two large built-in storage cupboards, one of which provides access to the floored attic via a ceiling hatch-offering excellent additional storage or conversion potential, subject to planning.

The family bathroom is fully tiled and features a contemporary white three-piece suite including a vanity unit, shower over bath, and a heated towel rail.

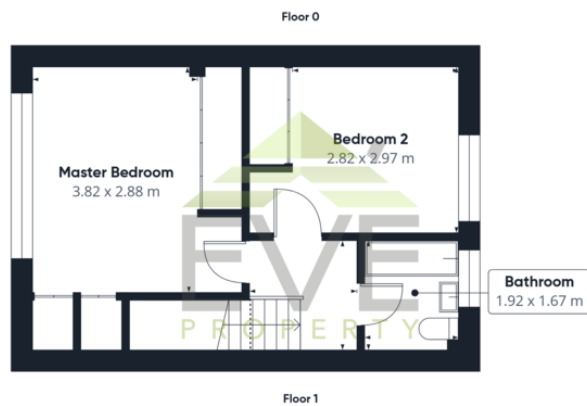
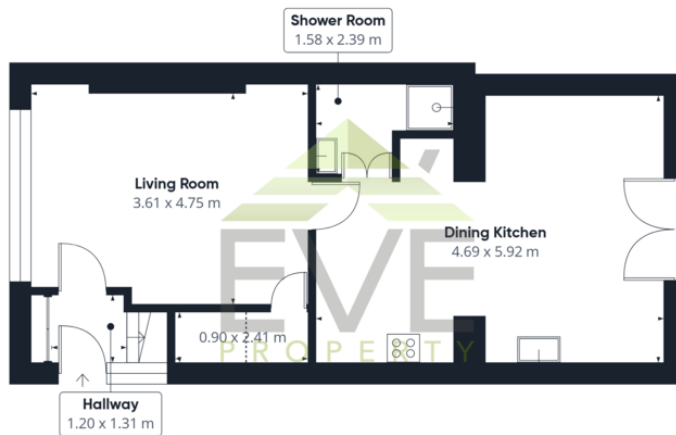


Externally, the home boasts a fully enclosed rear garden with a decked area and patio, ideal for relaxing or entertaining outdoors. A rear gate provides convenient access to the street behind, offering additional parking options.

Further benefits include gas central heating, double glazing, and a generous plot in a quiet yet convenient location close to amenities, schools, and transport links.



Archerhill Road enjoys the best of both worlds - with practical transport options proffered within close proximity, including the A82 road, Yoker train station and the new Renfrew / Yoker Bridge, and a rich offering of amenities, dining, shopping, leisure and entertainment pursuits all close at hand whilst the pleasant setting ensures a tranquil haven to relax and enjoy family life.



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